

of existing utilities. It is usually preferable for new development to occur within a reasonable distance of the city's water and sewer lines. This way, lot sizes do not need to be so large because there is no need to accommodate a private well and/or a private septic tank on the same lot. Most of the existing vacant spaces are located in the far southern and eastern quadrants of town, although there are some remaining voids in the northern and western sections as well.

No implication is here intended that all vacant lots should be built upon; some vacant lots make excellent playfields. But it is important for the city to discourage sprawl for sprawl's sake. Of course, this comment applies primarily to the fringe area where 77.3 per cent of the total acreage is vacant or farmed. This leaves only 22.7 per cent of the land which is presently in urban use. More will be converted to urban use as the years go by. Hopefully, utility extension policies will favor close-in subdividing. For the Planning Area as a whole, 66.6 per cent of the total acreage is undeveloped while 33.4 per cent is developed for urban purposes.

The most significant areas of development lying outside the city limits are along U. S. 74 heading westward to Shelby, along N. C. 216 heading southwestward to Spartanburg, along N. C. 161 heading southward to York, South Carolina, and along N. C. 216 heading northwestward to Cherryville. It is unlikely that the spaces between these major arterials will fill up within the planning period -- which might be taken as 1965-1985. There will be no shortage of land useable for residential purposes, but there may be a shortage of good commercial or industrial sites, useable school or park sites, or street or highway rights-of-way.

Map 3 depicts the existing land use pattern in as much detail as it was feasible to utilize.